



San Luis Obispo County

DEPARTMENT OF PLANNING AND BUILDING

Long Range Planning Programs: *Planning for a Better Future*

Community Advisory Council Training
April 24, 2009



Major Long Range Programs

- Strategic Growth into the General Plan
- Conservation/Open Space Element & Climate Action Plan
- Housing Element
- Economic Development Strategy
- Infrastructure Planning
- Countywide Rural Plan
- Growth Management Strategies
- Shandon Community Plan



Strategic Growth Amendments

Add strategic growth principles, goals/policies, implementing strategies to County General Plan:

- Land use
- Services/urban expansion
- Alternative transportation



Multi-family living



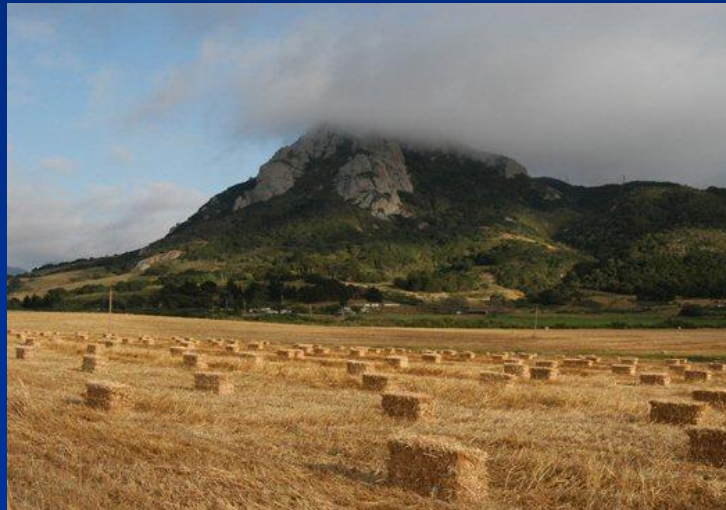
Strategic Growth Will...

- Protect agricultural and natural resources
- Plan most growth in urban areas with adequate resources and services
- Locate housing near jobs and transportation
- Provide a variety of housing choices
- Create compact, walkable, complete communities



Strategic Growth: Status, Schedule

- Tentatively approved by Board 4/14/09 following many hearings, workshops, community outreach
- Final Board action scheduled 4/28/09



Strategic Growth: Status, Schedule

After Adoption, What's Next?

- Continue outreach and collaboration
- Begin to implement essential strategies, e.g.:
 - Revise RMS, GMO to prioritize growth
 - Revise ordinances to encourage compact building and subdivision design
 - Locations for expediting strategic growth



Conservation and Open Space

Key Features:

- Consolidate, update existing related elements, policies, programs in 1 document
- Develop a comprehensive County water management policy, conservation program
- Create new policy areas: green building and climate change – greenhouse gas reduction



Conservation and Open Space: Status, Schedule

- Public Hearing Draft April 2009
- PC hearings: June 25 through July 2009
- Board hearings: September 2009
- Funding requested in 2009-10 for Climate Action Plan



Housing Element Update

Key Features:

- Land for new housing:
 - Low/Very Low 505
 - Moderate 246
 - Above 544
 - Total 1,295



Housing Element Update

Needed implementation:

- Designate more land for housing
- Implement provision for homeless shelters and group homes
- Amend ordinances regarding farm worker housing



Housing Element Update: Status, Schedule

- Public Review Draft: 3-09
- Planning Commission study session: March 2009
- Planning Commission hearings: June 25, July 6, 23, 30 (if needed)
- Board of Supervisors:
August 18, 25



Economic Development Strategy

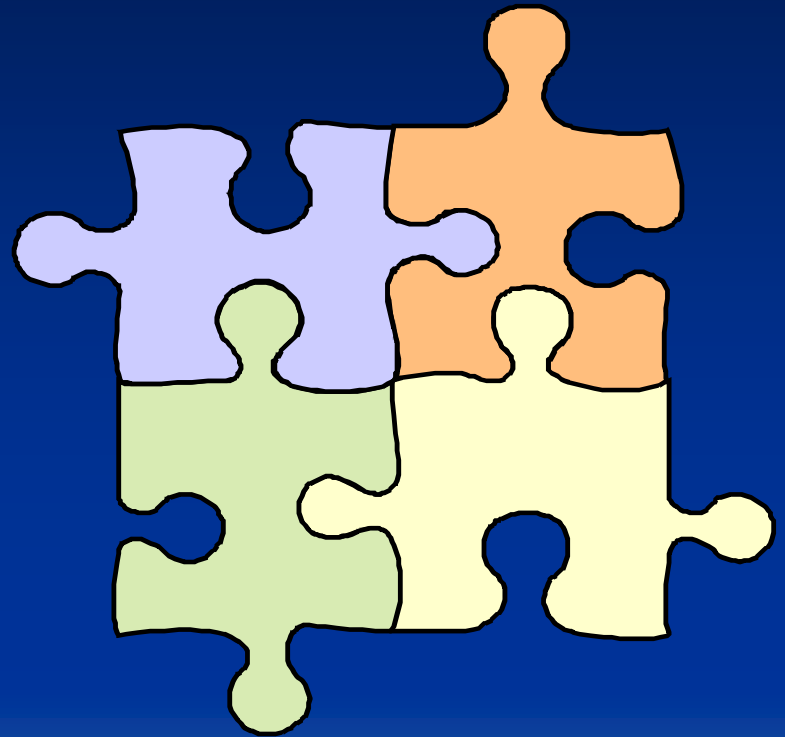
Key Features:

- Business “clusters”
- Better paying jobs, “career ladders”
- Collaboration with cities, EVC, businesses, schools,
- Infrastructure finance
- Special projects



Economic Development Strategy

- Complement Cities' economic development plans & SLOCOG's Community 2050 Regional Blueprint



Economic Development Strategy: Status

- Working group assembled
- Process and schedule being determined



Infrastructure Planning

- New housing and businesses need proper roads, water, sewer, etc
- Funding sources have not kept up with rising costs



Infrastructure Planning

Key features:

- Cities and County should collaborate on infrastructure planning
- Innovative financing is necessary for major infrastructure projects



Infrastructure Planning

Emerging themes:

- Longer-term capital improvement planning (linked to RMS)
- Regional approaches to financing infrastructure (financing authority, etc)
- Fair distribution of cost of infrastructure



Countywide Rural Plan

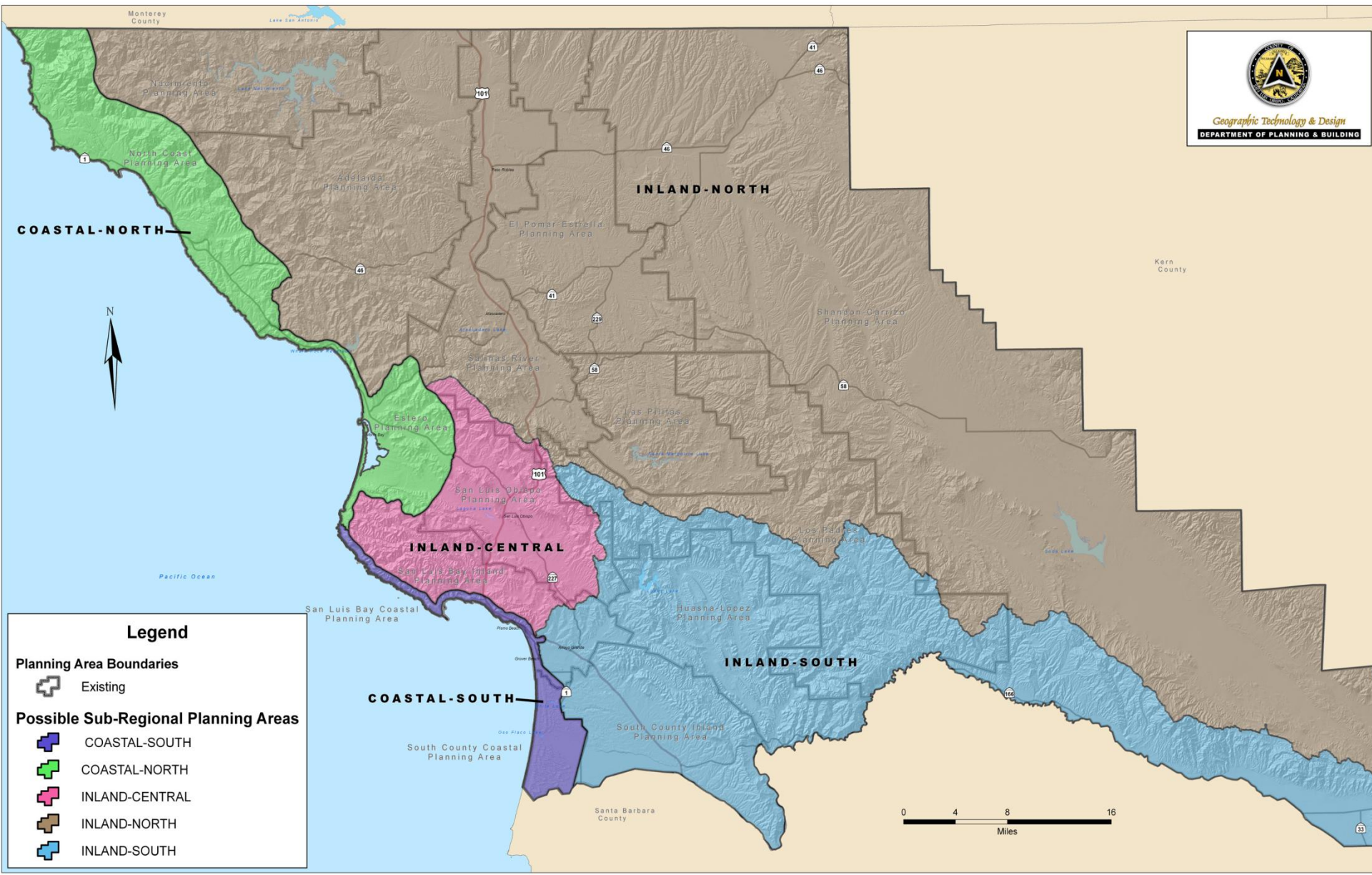
Key Features:

- Consolidate 15 area plans
- Eliminate redundant standards, simplify
- Collaborate with cities and CSD's
- Regional planning approach, coordination with Sustainable Communities Strategies
- Implement strategic growth principles
- Watershed-based planning areas



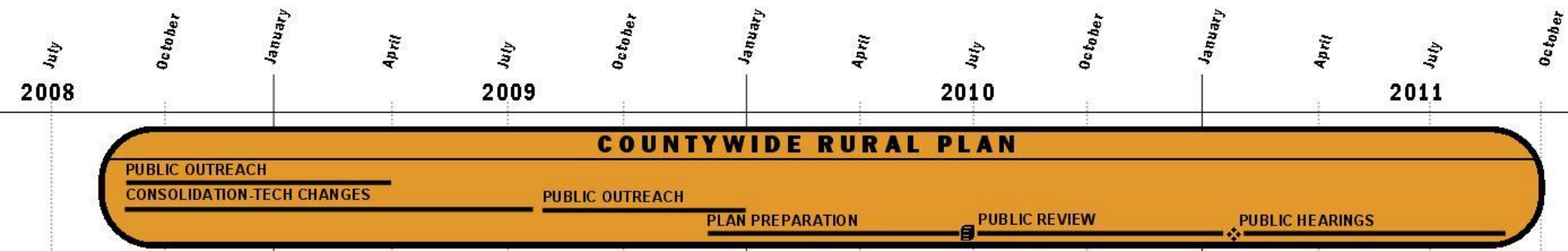
Sub-regional Planning Areas

Countywide Rural Plan: Possible Sub-Regional Planning Areas



Countywide Rural Plan: Status, Schedule

- Background work begun
- Coordination with Sustainable Communities Strategy ongoing
- Draft Plan & EIR: summer 2010
- PC hearings: early 2011
- Board hearings: summer 2011



Resource Management System

Possible Revisions

- Create incentives for water conservation, cooperative groundwater management
- Lengthen LOS lead times
- Establish mandatory actions
- Include highway interchanges, capacity
- Streamline RMS process



Resource Management System

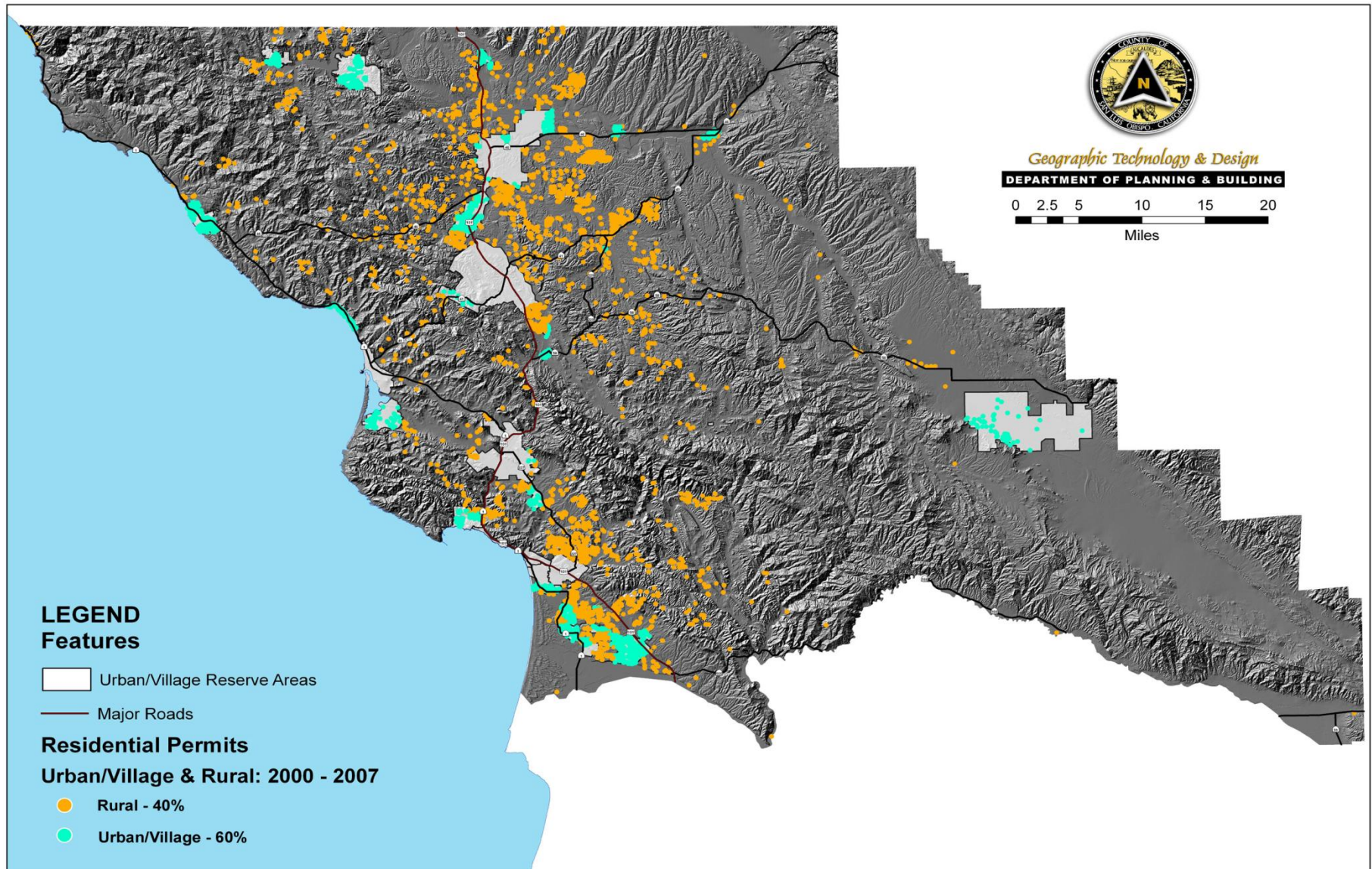
Possible Revisions

Monitor and report on:

- Greenhouse gas emissions
- Vehicle miles traveled
- Population growth trends: urban/rural
- Park land acreage and demand



Location of Residential Building Permits: 2000-2007



Growth Management Ordinance, Strategies

Possible Changes:

- Re-define growth management areas as groundwater basins
- Set lower growth rates in areas with critical resource constraints
- Consider a fee to fund infrastructure and address impacts on urban services



Growth Management/Resource Management System: Status, Schedule

- Amendments Authorized by Board: April 21, 2009
- PC hearings: Spring 2010 (Phase I)
- Board hearings: Fall 2010



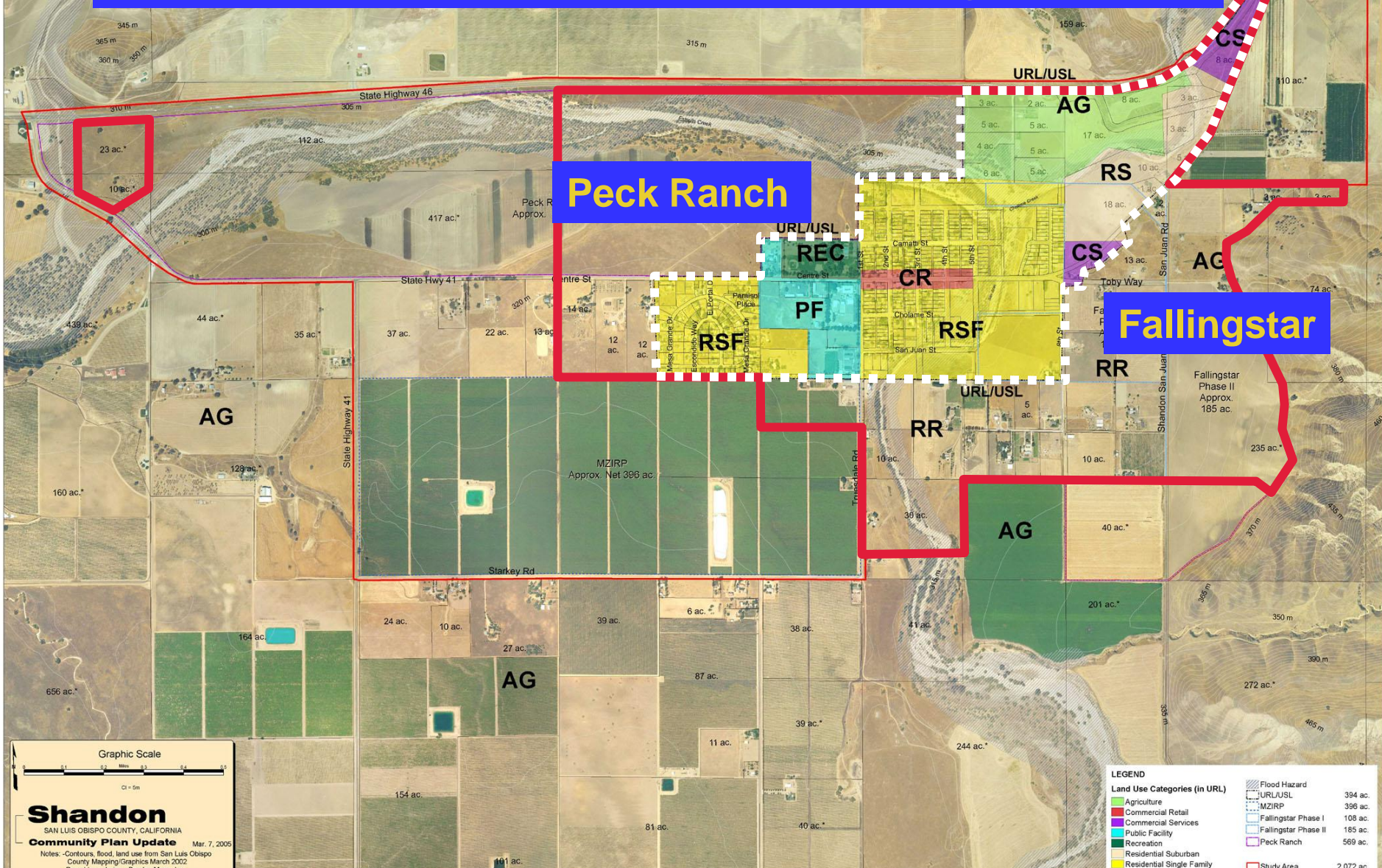
Shandon Community Plan Update

Key Features:

- Workforce housing
- Strategic growth
- Economic development



Shandon Community Plan Update: 20 Year Plan Boundary



Shandon Community Plan Update: Status and Schedule

- Draft plan and EIR under preparation
- Draft plan and EIR: Fall 2009
- Public Hearings: Spring 2010
- Completion: Summer 2010

